

# Unit 7720 NW 50th St # 306 - Cascades of Lauderhill (7710 - 7900)

7720 NW 50th St # 306 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

## Unit Information

MLS Number: A11673717  
 Status: Active  
 Size: 796 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Other Parking  
 View:  
 List Price: \$200,000  
 List PPSF: \$251  
 Valuated Price: \$172,000  
 Valuated PPSF: \$216

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 492  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

Campbell Property Management - Emergencies (954) 739-1600  
 Property Manager (954) 739-1600  
 thenry@campbellproperty.com  
 On-Site Office (954) 741-5316  
 cascadesoflauderhill@gmail.com

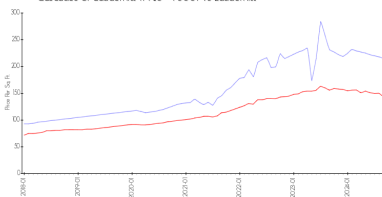
<https://www.cascadesoflauderhill.com/>

## Recent Sales

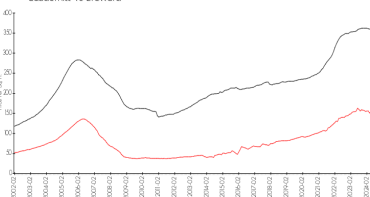
Unit #	Size	Closing Date	Sale Price	PPSF
205	796 sq ft	Sep 2024	\$190,000	\$239
301	956 sq ft	Sep 2024	\$210,000	\$220
401	1,040 sq ft	Jun 2024	\$208,000	\$200
210	1,040 sq ft	May 2024	\$210,000	\$202
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223

## Market Information

Cascades of Lauderhill (7710 - 7900) vs Lauderhill



Lauderhill vs Broward



Cascades of Lauderhill (7710 - 7900): \$215/sq. ft.  
 Lauderhill: \$143/sq. ft.

Lauderhill: \$143/sq. ft.  
 Broward: \$339/sq. ft.



### **Inventory for Sale**

Cascades of Lauderhill (7710 - 7900)	2%
Lauderhill	5%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Cascades of Lauderhill (7710 - 7900)	66 days
Lauderhill	78 days
Broward	74 days